

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine 828-4966

Project Name: City of Fort Lauderdale/
Palazzo Las Olas

Case #: 101-R-02

Date: 9/10/02

Comments:

No comments.

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. (954) 828-5123
Office Fax: (954) 828-5275
Email: timw@cityfort.com

Project Name: City of Fort Lauderdale/
Palazzo Las Olas

Case #: 101-R-02

Date: 9/10/02

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. The engineer shall prepare a complete paving and drainage plan which provides existing and proposed grades and demonstrates the size, type, extent, location, and calculation (criteria) for that stormwater management system. This design documentation is required in accordance with comment 1 above prior to applicant receiving final Engineering DRC authorization.
3. This development will generate in excess of 1,000 daily vehicle trips. A professional traffic engineer shall prepare a traffic impact analysis in accordance with the City Code of Ordinances, Section 47-25.2. This report will be forwarded to the City's traffic review consultant for review of on site circulation and regional transportation related impacts. These impacts must be effectively resolved prior to the site plan review by Planning & Zoning Board.
4. A specific construction mitigation and management plan shall be prepared to address construction critical path demands for the project. Equipment storage, vehicle circulation and parking, fencing and screening of turbidity, concrete pours, pumping operations, and dust control measures shall minimize impact to the surrounding community and environment.

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5. The applicant is advised to review all accesses and ensure none conflict with existing overhead power or light poles in the public right of way.
6. All sidewalks in this zoning district shall be six (6) inches thick continuous.
7. All large impact (large rooted) landscaping within roadway and adjacent recovery areas shall be reviewed to avoid conflicts with overhead and underground utilities.
8. Please review all points of access and ensure that accessible ramps and new standard for truncated domes are employed.
9. Stop signs and bars are needed at each of the accesses where they intersect with a public street.
10. The engineer shall superimpose the AASHTO 'SU' type vehicle template on this site plan to demonstrate adequate circulation area exists throughout the development.
11. A WB-50 or larger template shall be superimposed to demonstrate adequate loading zone circulation.
12. A review and letter of adequacy shall be obtained from the utilities department, specifically Maurice Tobon, P.E. demonstrating adequate service for water and wastewater.
13. Additional critical reviews of the preliminarily designed relocations for City owned and franchise owned utilities will be required prior to final DRC approval and permit issuance.
14. Final water, sewer, roadway/paving, grading, and drainage design plans will be analyzed prior to authorization for DRC approval.
15. Review of the City's existing parking spaces and resulting spaces shall be satisfactory to the Parking Manager prior to final DRC authorization.
16. Valet parking requires execution of a valet parking agreement.
17. Many parking spaces adjacent to walls in the parking garages present sight visibility concerns. Additional parking spaces should be utilized to reduce this concern by transverse striping or raising the concrete grade for a 10 ft. width to eliminate these hazards.

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18. The parallel parking spaces require a typical length dimension wherever they are proposed. One is not found on Sheet AN-12.
19. Please provide a site plan layout similar to that provided on Sheet AS-1 for the South Tower for the Buildings 1, 2, and 3. The site circulation for these latter buildings is difficult to review without such a plan.
20. Please add items into each parking summary table detailing whether Loading Zones are required pursuant to the provisions of Table 2, Section 47-20 of the City's Code.
21. Dead end parking zones on Tower site require a turn around parking space at their terminus.
22. Provide a complete photometric plan in accordance with Section 47-20.14 of the City's Code.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: City of Fort Lauderdale/
Palazzo Las Olas

Case #: 101-R-02

Date: 9-10-02

Comments:

1. Flow test required
2. Civil plan required showing location of hydrant. fire main . FDC and DDC.
3. Fire sprinkler system required at permit.
4. South tower stairs are not in compliance with NFPA 101-2000, 7.5.1.4, and 7.2.6. See sheet AS-2
5. Fire lane required along Las Olas Circle.
6. Fire hose cabinets and hydrants required as per NFPA 303, and F 20 of the FFPC.
7. Garage on sheet AN-2 show a dead end problem.
8. 412 of the FBC applies if any of the occupied floor levels in the buildings is over 75 ft in height. How tall is the south tower?

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Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: City of Fort Lauderdale/
Palazzo Las Olas

Case #: 101-R-02

Date: 9/10/02

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 625 square feet, preferably 25x25x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual whip style antennas spaced no less than 4 feet apart and two 10-foot diameter microwave dishes. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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Division: Landscape

Member: Dave Gennaro
828-5200

Project Name: City of Fort Lauderdale/
Palazzo Las Olas

Case #: 101-R-02

Date: 9/10/02

Comments:

1. Verify that the requirement of Sec. 47-21.10 (14) "A minimum of 25% pervious area is required for single and multiple family development" is met. Separate calculations for each building may be required.
2. Provide the calculations that demonstrate that the landscape area requirements of Sec. 47-21.11 "Parking Garages" are met.
3. There is a landscape buffer requirement of an average of 10' (with a minimum of 5') where a vehicular use area adjoins an abutting R.O.W. There may be a deficiency in certain areas.
4. Indicate the requirements for irrigation, including the requirement for a rain sensor.
5. Establish the disposition of the existing trees and palms on site (relocate, remove, or remain). Make sure the trunk diameters of the trees are included. Provide the calculations for the "equivalent replacement" of the trees and palms that would be removed. All Tree Preservation Ordinance requirements apply.
6. Verify that light standards which have a height of at least 10' are at least 15' from shade trees.
7. Where more than 2 parking spaces in a row terminates in an aisle or driveway, an 8' wide peninsula tree island is required. There may be a deficiency in certain areas.
8. Shade trees are required to have a min. clearance of 15' from structures (7 ½' for non-shade trees). Make sure this requirement is met.
9. Indicate any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan. A separate utilities "overlay " may be required on the Tree Landscape Plan. (All utilities should be placed underground on this project.)

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Division: Planning

Member: Donald Morris
828-5265

Project Name: City of Fort Lauderdale/
Palazzo Las Olas

Case #: 101-R-02

Date: 9/10/02

Project Description:

The applicants propose to construct a mixed-use development on 6.58 acres in the Planned Resort District (PRD) of the Central Beach RAC. The proposal includes 150 residential units, 64,568 square feet of retail space and corresponding private and public parking. A Site Plan Level IV review (P&Z and City Commission) is required.

Comments:

1. It is strongly recommended that these plans be presented to representatives of the Fort Lauderdale Beach Coalition and the Central Beach Alliance.
2. Provide two (2) oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric, perspective or axonometric drawing of the site and the surrounding adjacent area. These drawings/sketches shall be submitted on unmounted sheets of similar dimensions as the other drawings in the submittal package.
3. Indicate in text narrative how this proposal meets Adequacy Requirements of Section 47-25.2.
4. Describe in further detail the architectural style of the proposed buildings. Indicate significant design elements.
5. Provide a copy of the most current recorded plat and amendments for the proposed site.
6. Disclose any existing parking obligations on the existing parking lot.
7. Provide a table indicating the required and all proposed setbacks, building heights, building lengths and Floor Area Ratios (FAR) for the project. This table is to be indicated on the site plan as a part of the site data information area.

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8. Provide parking calculations for the residential and non-residential uses, as well as the city dedicated parking spaces on the site plan.
9. Specify location of residential, non-residential and city dedicated parking spaces.
10. Public parking spaces shall be provided pursuant to RFP requirements.
11. A valet parking agreement will be required prior to the issuance of a Certificate of Occupancy (CO).
12. Verify lease boundary locations with City Attorney.
13. Provide a dimensioned site plan showing the entire property on one (1) sheet. This sheet should show the lease boundaries and the location of buildings and other proposed site improvements.
14. The proposed development shall comply with the People Street requirements as specified in Section 47-12.4.C and the Central beach development permitting and approval criteria specified in Section 47-12.6.
15. All private drives and public access easements shall comply with engineering standards (47-20.5 (B)).
16. Improvements in the public right-of-way shall adhere to engineering standards and shall be subject to Property and Right of Way Committee Review.
17. Show pedestrian linkages with dimensions on the site plan.
18. Since this property is located in the Central Beach, a trip designation study will be required in accordance with Section 47-12.7. Discuss traffic requirements with engineering representative.
19. Provide a landscape plan that conforms to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.
20. Show adjacent structures and uses on the site plan and all elevations. Indicate the relationship of all buildings to adjacent sidewalks and roadways.
21. The proposed building lengths for Buildings 1-4 all exceed the maximum length requirement of 200' permitted in the PRD. Building length modifications will be required.
22. Provide materials information for all exterior surfaces on all elevation plans.

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23. Provide additional detail on north elevation of Building 1.
24. Provide more detailed elevations for the proposed municipal building on Parcel B.
25. Show building setbacks, roadways, intercoastal waterway and the Las Olas Bridge on building elevations where appropriate.
26. Label each of three development site parcels on each plan drawing.
27. Provide a narrative on the proposed use of the "Amenity Building" as shown on sheet AN-18.
28. Provide documentation from Broward County for Hurricane Evacuation preparedness prior to item being placed on the Planning and Zoning Board agenda.
29. Provide a statement from the Office of the Broward County Historical Commission describing the archaeological significance of the site, if any.
30. Due to the complexity of the proposal, a second DRC review may be required.
31. Additional comments may be forthcoming.

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Division: Police

Member: Det. Caryn Cleary-
Robitaille
(954) 828-6419

Project Name: City of Fort Lauderdale/
Palazzo Las Olas

Case #: 101-R-02

Date: 9/10/02

Comments:

1. Is there any public access to the south tower?
2. Will there be security in the lobby of the south tower?
3. A card reader access system should be in place at all private entry points, in all buildings. The system should record card owner, point of entry and time of entry.
4. CCTV should be in place at all entry points of the parking garages, as well as stairwell and elevator entrances. CCTV should be recorded to a 24 hour tape and held for a least 30 days. This system should be monitored on a 24 hour basis, and the video monitor should display pictures that are large enough and clear enough for security to detect a problem.
5. Stairwell doors, at grade, should not allow entry, only egress. If a door is propped open, an annunciator should alert security.
6. An emergency phone should be installed on all floors of the parking garages, particularly the garages that have public access.
7. A security guard should be stationed at the "guard house" of the north and south towers. The north tower should have a second roaming guard who is very visible on floors 3-6. Security guards need to have the capability of talking to each other and phoning the police department, if needed.
8. Condo owners/tenants should be supplied with a remote control for their garage doors. The remote should have a panic button that will sound an audible alarm, as well as alerting condo security.

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9. " Back - up mirrors" should be installed outside every private garage. This should help prevent automobile accidents as well as provide some personal security for tenants.
10. **I would like to discuss the possibility of restricting both public vehicular and pedestrian access to the public parking areas on all three floors.

Responses to the above comments and recommendations should be submitted in writing prior to DRC sign off.

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SITE PLAN REVIEW AND COMMENT

REPORT

Division: Zoning

Member: Terry Burgess
(954) 828-5913

Project Name: City of Fort Lauderdale/
Palazzo Las Olas

Case #: 101-R-02

Date: 09/10/02

Comments:

1. Provide a text narrative outlining how the proposed development project complies with the Adequacy requirements of section 47-25.2 and the People Street requirements of section 47-12.4.C.
2. The proposed development has buildings, which exceed the two hundred (200) foot building length. The maximum width, length or both may be greater if Site Level IV permit is approved pursuant to section 47-12.5.A.7.
3. Development project as proposed exceeds the maximum floor area of six (6) pursuant to section 47-12.5A.4.
4. Provide a data table, which includes building setbacks required and proposed for each building, building height and building length and indicate all setbacks on site plan and elevation plans.
5. Parking spaces, drive aisles, and garage ramps shall comply with the geometric standards of section 47-20.11.
6. Dead end parking is prohibited pursuant too section 47-20.5.C.4.
7. Provide a tabular breakdown of the parking spaces required for the residential, non-residential and the parking spaces dedicated to the City. Indicate the locations on the parking plan.
8. A valet parking agreement shall be provided and recorded prior the issuance of a Certificate of Occupancy.
9. Provide a construction staging, material storage, contractor parking, construction trailer/sales, and phasing plan prior to Planning and Zoning Board review.
10. Additional comments may be forth coming at DRC meeting.

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